

EXHIBIT 17

BOOK: 66061 PAGE: 460

Recording Requested By:
NATIONSTAR MORTGAGE LLC DBA MR. COOPER

Montgomery County Circuit Court
IMP FD SURE \$48.00
RECORDING FEE \$10.00

When Recorded Return To:

TOTAL \$50.00
KAB CG Jul 22, 2022 03:55 pm

NATIONSTAR MORTGAGE DBA MR. COOPER
RELEASES
P.O. BOX 619092
DALLAS, TX 75261-9947



Certificate of Release

NATIONSTAR MORTGAGE #:*****1058 "SALOM" Lender ID:FT1 Montgomery, Maryland
MIN #: 100013700068889524 SIS #: 1-888-679-6377


KNOW ALL MEN BY THESE PRESENTS:
That FEDERAL NATIONAL MORTGAGE ASSOCIATION , ITS SUCCESSOR OR ASSIGNS BY
NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER, ITS ATTORNEY-IN-FACT does hereby
acknowledge that the indebtedness secured by a certain Deed of Trust made by RICARDO A SALOM
AND PATRICIA SALOM, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP to MORTGAGE
ELECTRONIC REGISTRATION SYSTEMS INC. AS BENEFICIARY, AS NOMINEE FOR WACHOVIA
MORTGAGE CORPORATION ITS SUCCESSORS AND ASSIGNS and Dated: 06/23/2003 and recorded
07/01/2003 among the land records of Montgomery County/City Maryland, in Book/Reel/Liber: 24388
Page: 113 as Instrument No.: N/A, has been fully paid and discharged, that FEDERAL NATIONAL
MORTGAGE ASSOCIATION , ITS SUCCESSOR OR ASSIGNS BY NATIONSTAR MORTGAGE LLC
D/B/A MR. COOPER, ITS ATTORNEY-IN-FACT was, at the time of release, the present Beneficiary of
said Deed of Trust, and that the lien of the Deed of Trust is hereby released.

Assessor's/Tax ID No.: 06/02236465
Property Address: 14608 QUINCE ORCHARD RD, NORTH POTOMAC, MD 20878

Witness the hand and seals of the present Beneficiary of said Deed of Trust below on date as indicated.

In witness whereof, the present Beneficiary of said Deed of Trust has caused this instrument to be
executed in its behalf by its agent.

FEDERAL NATIONAL MORTGAGE ASSOCIATION , ITS SUCCESSOR OR ASSIGNS BY NATIONSTAR
MORTGAGE LLC D/B/A MR. COOPER, ITS ATTORNEY-IN-FACT
On July 20th, 2022

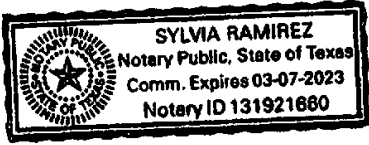
By: 
TSEDAL ALEMU, Vice-President

STATE OF Texas
COUNTY OF Denton

On July 20th, 2022, before me, SYLVIA RAMIREZ, a Notary Public in and for Denton in the State of
Texas, personally appeared TSEDAL ALEMU, Vice-President, personally known to me to be the
person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that
he/she/they executed the same in his/her/their authorized capacity, and that by his/her/their signature on
the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the
instrument.

WITNESS my hand and official seal,

SYLVIA RAMIREZ
Notary Expires: 03/07/2023 #131921660



(This area for notarial seal)

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Amerikor Title & Escrow, LLC
File No. **W22-2550**
Tax ID # **06 02236465**

Montgomery County, MD
Approved by KS 07/19/2022
Recordation Tax Paid \$6,007.50
CIP2 Paid \$1,265.00
Transfer Tax Paid \$7,750.00

This Deed, made this 12th day of July, 2022, by and between **Ricardo A. Salom** and **Patricia P. Salom**, GRANTORS, and **Shannon Van Winter**, GRANTEE.

Witnesseth –

Montgomery County Circuit Court
TMP FD SURE \$40.00
RECORDING FEE \$20.00
TR TAX STATE \$3,875.00
TOTAL \$3,935.00
KAB CG Jul 19, 2022 08:34 am

That in consideration of the sum of Seven Hundred Seventy-Five Thousand and 00/100 Dollars (\$775,000.00), the receipt of which is hereby acknowledged, the said Grantors do hereby grant and convey to the said Grantee, as sole owner, in fee simple, all that lot of ground situate in the County of Montgomery, State of Maryland and described as follows, that is to say:

Lot numbered Sixteen (16) in Block lettered "C" in the subdivision known as "**MILLS FARM**", as per plat thereof recorded in Plat Book 118 at Plat 13960, among the Land Record of Montgomery County, Maryland.

Subject to and together with a common access easement as shown on the recorded subdivision plat and pursuant to the deed recorded in Liber 6183, folio 147.

Property Address: 14608 Quince Orchard Road, North Potomac, MD 20878

BEING the fee simple property which, by Deed dated June 23, 2003, and recorded in the Land Records of the County of Montgomery, Maryland, in Liber 24388, Folio 109, was granted and conveyed by Timothy S. Fox and Melinda B. Fox unto Ricardo A. Salom and Patricia Salom.

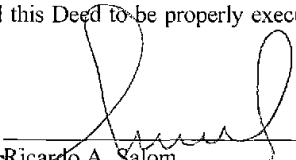
Together with the buildings and improvements thereon erected, made or being; and all and every, the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging, or in anywise appertaining.

To Have and To Hold the said tract of ground and premises above described and mentioned, and hereby intended to be conveyed, together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining unto and to the proper use and benefit of the said Shannon Van Winter, as sole owner, in fee simple.

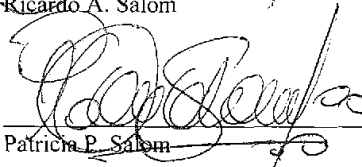
And the Grantors hereby covenant that they have not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that they will warrant Specially the property hereby granted; and that they will execute such further assurances of the same as may be requisite.

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In Witness Whereof, Grantors have caused this Deed to be properly executed and sealed the day and year first above written.



Ricardo A. Salom (SEAL)

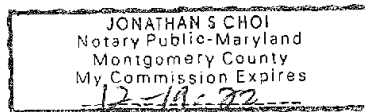


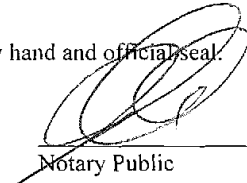
Patricia P. Salom (SEAL)

STATE OF MARYLAND } ss
COUNTY OF MONTGOMERY

I hereby certify that on this 12th day of July, 2022, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared Ricardo A. Salom and Patricia P. Salom, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged the same for the purposes therein contained, and further acknowledged the foregoing Deed to be their act, and in my presence signed and sealed the same, giving oath under penalties of perjury that the consideration recited herein is correct.

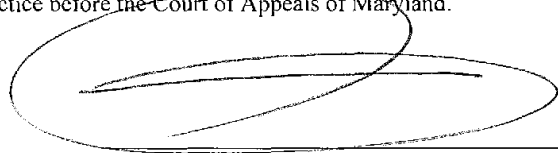
IN WITNESS WHEREOF, I hereunto set my hand and official seal.





Notary Public
My Commission Expires: December 19, 2022

THIS IS TO CERTIFY that the within Deed was prepared by, or under the supervision of the undersigned, an Attorney duly admitted to practice before the Court of Appeals of Maryland.



Attorney: S.C. Brian Kim

AFTER RECORDING, PLEASE RETURN TO:
Amerikor Title & Escrow, LLC
7361 Calhoun Place
Suite 340
Rockville, MD 20855
Title Insurer: Westcor Land Title Insurance Company

NSM_SALOM 005935

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MARYLAND
FORM
WH-AR**Certification of Exemption from Withholding Upon
Disposition of Maryland Real Estate Affidavit of
Residence or Principal Residence****2022**

Based on the certification below, Transferor claims exemption from the tax withholding requirements of §10-912 of the Tax-General Article, Annotated Code of Maryland. Section 10-912 provides that certain tax payments must be withheld and paid when a deed or other instrument that effects a change

in ownership of real property is presented for recordation. The requirements of §10-912 do not apply when a transferor provides a certification of Maryland residence or certification that the transferred property is the transferor's principal residence.

1. Transferor InformationName of Transferor RICARDO A. SALOM**2. Description of Property** (Street address. If no address is available, include county, district, subdistrict and lot numbers).
14608 QUINCE ORCHARD RD., NORTH POTOMAC, MD 20878**3. Reasons for Exemption****Resident Status**

As of the date this form is signed, I, Transferor, am a resident of the State of Maryland.



Transferor is a resident entity as defined in Code of Maryland Regulations (COMAR)03.04.12.02B(11), I am an agent of Transferor, and I have authority to sign this document on Transferor's behalf.

Principal Residence

Although I am no longer a resident of the State of Maryland, the Property is my principal residence as defined in IRC 121 (principal residence for 2 (two) of the last 5 (five) years) and is currently recorded as such with the State Department of Assessments and Taxation.

Under penalty of perjury, I certify that I have examined this declaration and that, to the best of my knowledge, it is true, correct, and complete.

3a. Individual Transferors

Witness

RICARDO A. SALOM

Name

7-12-22,
**Date

Signature

3b. Entity Transferors

Witness/Attest

Name of Entity

By

Name

**Date

Title

** Form must be dated to be valid.

Note: Form is only valid if it was executed on the date the Property was transferred and is properly recorded with the Clerk of the Court.

To the Clerk of the Court: Only an un-altered Form WH-AR should be considered a valid certification for purposes of Section 10-912.

01/22

NSM_SALOM 005936

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MARYLAND
FORM
WH-AR**Certification of Exemption from Withholding Upon
Disposition of Maryland Real Estate Affidavit of
Residence or Principal Residence****2022**

Based on the certification below, Transferor claims exemption from the tax withholding requirements of §10-912 of the Tax-General Article, Annotated Code of Maryland. Section 10-912 provides that certain tax payments must be withheld and paid when a deed or other instrument that effects a change

in ownership of real property is presented for recordation. The requirements of §10-912 do not apply when a transferor provides a certification of Maryland residence or certification that the transferred property is the transferor's principal residence.

1. Transferor InformationName of Transferor PATRICIA P. SALOM**2. Description of Property** (Street address. If no address is available, include county, district, subdistrict and lot numbers).14608 QUINCE ORCHARD RD., NORTH POTOMAC, MD 20878**3. Reasons for Exemption****Resident Status**

As of the date this form is signed, I, Transferor, am a resident of the State of Maryland.



Transferor is a resident entity as defined in Code of Maryland Regulations (COMAR)03.04.12.02B(11), I am an agent of Transferor, and I have authority to sign this document on Transferor's behalf.

Principal Residence

Although I am no longer a resident of the State of Maryland, the Property is my principal residence as defined in IRC 121 (principal residence for 2 (two) of the last 5 (five) years) and is currently recorded as such with the State Department of Assessments and Taxation.

Under penalty of perjury, I certify that I have examined this declaration and that, to the best of my knowledge, it is true, correct, and complete.

3a. Individual Transferors

Witness



PATRICIA P. SALOM

Name

Signature

07/12/22
Date3b. Entity Transferors**

Witness/Attest

Name of Entity

By

Name

**Date

Title

** Form must be dated to be valid.

Note: Form is only valid if it was executed on the date the Property was transferred and is properly recorded with the Clerk of the Court.

To the Clerk of the Court: Only an un-altered Form WH-AR should be considered a valid certification for purposes of Section 10-912.

01/22

NSM_SALOM 005937

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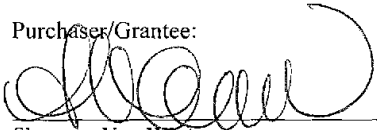
AFFIDAVIT OF PURCHASER REGARDING
EXEMPTION FROM RECORDATION TAX
(MONTGOMERY COUNTY)

After being duly sworn, the undersigned Purchaser/Grantee depose and say the following under oath pursuant to Montgomery County Code, Chapter 52, Section 52-16B (Taxation):

1. The undersigned is the Grantee of real property located at address:
14608 Quince Orchard Rd
Gaithersburg, MD 20878

being more particularly described as Lot/Unit/Parcel, Block, Subdivision/Condominium, Montgomery County, Maryland.
2. The Purchaser/Grantee hereby swears or affirms under the penalty of perjury that the property herein conveyed is intended to be used as my principal residence by actually occupying the residence for at least seven (7) of the next twelve (12) months immediately after the property is conveyed.
3. This Affidavit is being executed in order to obtain an exemption from the Recordation Tax payable to Montgomery County, Maryland, on the first \$100,000.00 of consideration stated in an instrument of writing for residential improved owner-occupied real property pursuant to the aforesaid statute.

Purchaser/Grantee:


Shannon Van Winter {SEAL}

_____{SEAL}

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1

Type(s)
of Instruments

1

Deed

1

Deed of Trust

1

Mortgage

1

Lease

1

Other

1

Other

2

Conveyance
Check Box

X

Improved Sale

1

Unimproved Sale

1

Multiple

1

Not an Arms-
Length Sale [9]

3

Tax Exemptions
(if Applicable)
Cite or Explain Authority

1

Recordation

1

State Transfer

1

County Transfer

4

Consideration
and Tax
Calculations

1

Consideration

1

Amount

1

Finance Office Use Only

1

Transfer and Recordation Tax Consideration

1

Transfer Tax Consideration

1

Less Exemption Amount

1

Total Transfer Tax

1

Recordation Tax Consideration

1

x () per \$500

1

TOTAL DUE

5

Fees

1

Amount of Fees

1

Doc. 1

1

Doc. 2

1

Agent:

1

Tax Bill:

1

C.B. Credit:

1

Ag. Tax/Other:

6

Description of
Property

SDAT requires
submission of all
applicable information.
A maximum of 40
characters will be
indexed in accordance
with the priority cited in
Real Property Article
Section 3-104(g)(3)(i).

1

District

1

Property Tax ID No.(1)

1

Grantor Liber/Folio

1

Map

1

Parcel No.

1

Var. LOG

1

Subdivision Name

1

Lot (3a)

1

Block(3b)

1

Sect/AR(3c)

1

Plat Ref.

1

SqFt/Acreage(4)

1

Location/Address of Property Being Conveyed (2)

1

Other Property Identifiers (if applicable)

1

Water Meter Account No.

1

Residential | X | or Non-Residential |

1

Fee Simple | X | or Ground Rent |

1

Amount: \$N/A

1

Partial Conveyance? | Yes | X | No

1

Description/Amt. of SqFt/Acreage Transferred:

1

N/A

1

If Partial Conveyance, List Improvements Conveyed: N/A

7

Transferred
From

1

Doc. 1 – Grantor(s) Name(s)

1

Doc. 2 – Grantor(s) Name(s)

1

Doc. 1 - Owner(s) of Record, if Different from Grantor(s)

1

Doc. 2 – Owner(s) of Record, if Different from Grantor(s)

8

Transferred
To

1

Doc. 1 – Grantee(s) Name(s)

1

Doc. 2 – Grantee(s) Name(s)

1

New Owner's (Grantee) Mailing Address

9

Other Names
to Be Indexed

1

Doc. 1 – Additional Names to be Indexed (Optional)

1

Doc. 2 - Additional Names to be Indexed (Optional)

10

Contact/Mail
Information

1

Instrument Submitted By or Contact Person

1

Name: Carla Zambrano

1

Firm: Amerikor Title & Escrow, LLC

1

Address: 7361 Calhoun Place, Suite 340, Rockville, MD 20855

1

Phone: Tel: 301-217-9988 Fax: 301-217-9910

1

Return to Contact Person

1

Hold for Pickup

1

Return Address Provided

11

IMPORTANT: BOTH THE ORIGINAL DEED AND A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER

1

Assessment Information

1

Will the property being conveyed be the grantee's principal residence?

1

Does transfer include personal property? If yes, identify:

1

Was property surveyed? If yes, attach copy of survey (if recorded, no copy required)

1

Assessment Use Only - Do Not Write Below This Line

1

Terminal Verification

1

Agricultural Verification

1

Whole

1

Part

1

Tran. Process Verification

1

Transfer Number:

1

Date Received:

1

Deed Reference:

1

Assigned Property No.:

1

Year

1

Geo.

1

Map

1

Sub

1

Block

1

Land

1

Zoning

1

Grid

1

Plat

1

Lot

1

Buildings

1

Use

1

Parcel

1

Section

1

Occ. Cd.

1

Total

1

Town Cd.

1

Ex. St.

1

Ex. Cd.

1

REMARKS:

W22-2550